

SIGNIFICANT REDEVELOPMENT POTENTIAL!



STILLWATER RENTAL PORTFOLIO

AUCTION

WEDNESDAY, FEBRUARY 23 AT 6PM

AT STILLWATER COMMUNITY CENTER • ONLINE BIDDING AVAILABLE

5 CONTIGUOUS LOTS - 38,500 SQ. FT. - 0.88 ACRES! - EXCELLENT REDEVELOPMENT POTENTIAL
OUTSTANDING LOCATION - ZONED RTM - TWO-FAMILY & MULTI-FAMILY



INFORMATION BOOKLET

W 6TH & MONROE - BETWEEN SPROUTS & HOSPITAL

IN COOPERATION WITH



405.332.5505

SchraderAuction.com



Berry Auctions

TOM D. BERRY, AUCTIONEER & BROKERS

405.372.2466

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS · 405.332.5505 · BRENT@SCHRADERAUCTION.COM



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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IN
COOPERATION
WITH



Berry Auctions

101 N. Main • Stillwater, OK 74075

405-372-2466

BOOKLET INDEX



AUCTION REGISTRATION FORMS

LOCATION MAP

TRACT MAP

TRACT DESCRIPTIONS &
AUCTION TERMS

TRAFFIC COUNT MAPS

TAX STATEMENTS

PROPERTY PHOTOS



BIDDER PRE-REGISTRATION FORM

**WEDNESDAY, FEBRUARY 23, 2022
7 HOMES – STILLWATER, OKLAHOMA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Wednesday,
February 16, 2022.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____

Date: _____

**Online Auction Bidder Registration
7 Homes • Payne County, Oklahoma
Wednesday, February 23, 2022**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, February 23, 2022 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, February 16, 2022**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

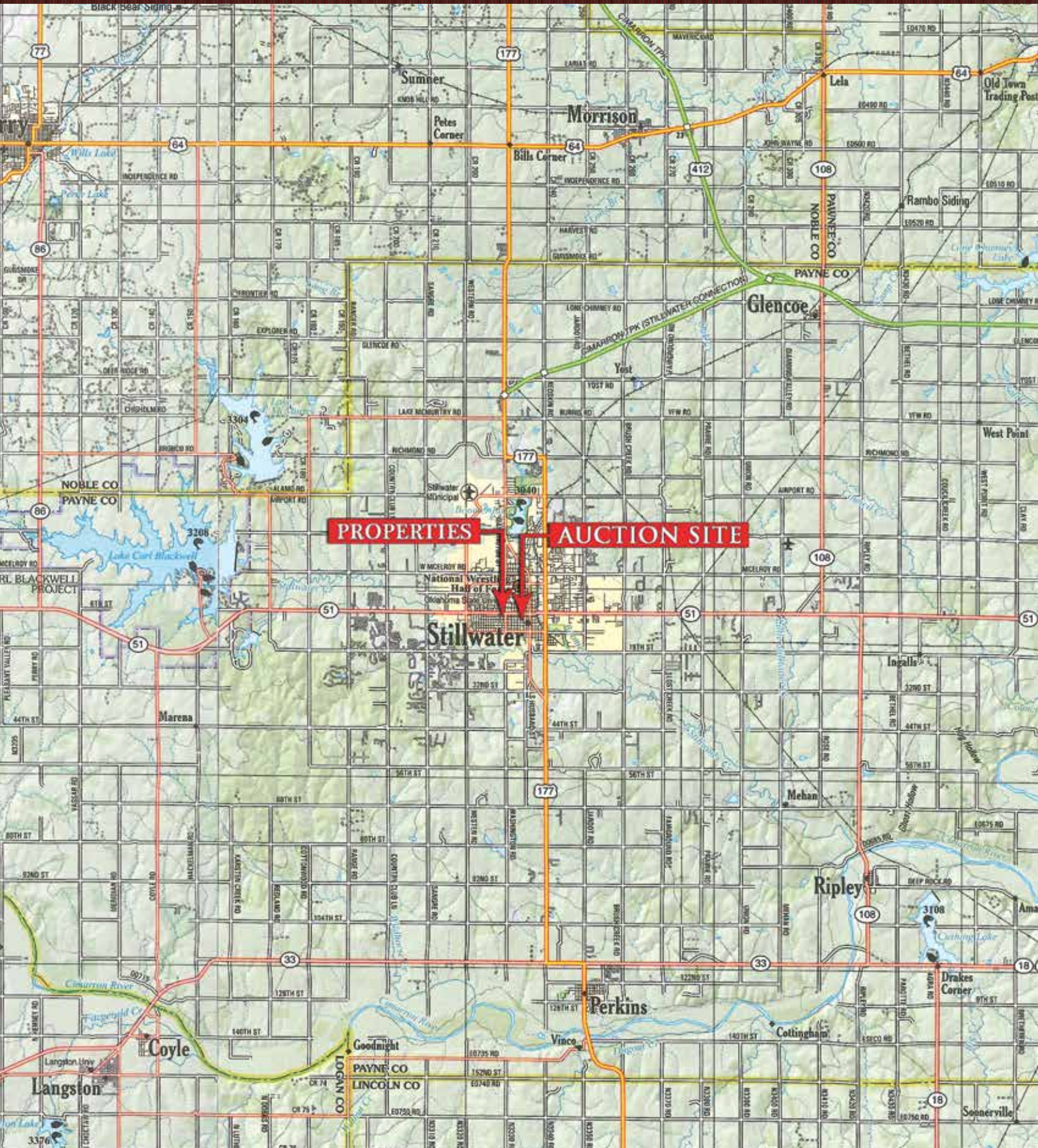
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP

LOCATION MAP



**AUCTION HELD AT STILLWATER COMMUNITY CENTER DINING & EVENT HALL,
315 W 8TH AVE, STILLWATER, OK 74074**

TRACT MAP

TRACT MAP



INSPECTION DATES: *Meet Brent Wellings and Tom Berry on Tract 1.*

TUESDAY, FEB 8, 9-11AM - THURSDAY, FEB 17, 2-4PM - WEDNESDAY, FEB 23, 9-11AM

TRACT DESCRIPTIONS

SIGNIFICANT REDEVELOPMENT POTENTIAL!

STILLWATER RENTAL PORTFOLIO

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WEDNESDAY, FEBRUARY 23 AT 6PM

AT STILLWATER COMMUNITY CENTER · ONLINE BIDDING AVAILABLE

W 6TH & MONROE – BETWEEN SPROUTS & HOSPITAL



AN EXCITING OFFERING

of rental homes, in a very desirable Stillwater location. This auction should excite investors, as the opportunity to acquire 5 contiguous homes in a location of this caliber does not often happen. Located by the intersection of W 6th Avenue (Hwy 51) & S Monroe, this portfolio of properties has excellent investment & future development potential. Tracts 1 through 5, the contiguous homes, lay on a combined 275 ft. x 140 ft. parcel (0.88± Acres). This allows for enhanced property redevelopment & improvements as desired, but also the homes could easily be rented in current condition. Tracts 6 & 7, just down the street, provide opportunity for more investment in the immediate area. Rarely do contiguous properties, so close to campus, Sprouts & the Hospital come available! Prospective Buyers may bid on any individual tract or combination of tracts that best fit their needs.

TRACT 1: 607 S Monroe Street - 3BD, 1BA, 932 sq. ft. home built in 1930 with detached garage located on 7,000 sq. ft. (50 ft.x140 ft.) lot, currently vacant.

TRACT 2: 611 S Monroe Street – 3BD, 1.5BA, 1,092 sq. ft. home built in 1925 with detached garage located on 7,000 Sq. ft. (50 ft.x140 ft.) lot, currently vacant.

TRACT 3: 617 S Monroe Street – 3BD, 1.5 BA, 1,208 sq. ft. home built in 1920 with large detached garage and carport on 7,000 Sq. ft. (50 ft.x140 ft.) lot, currently vacant.

TRACT 4: 621 S Monroe Street – 3BD, 1.5 BA, 1,376 sq. ft. home built in 1930 with detached garage on 10,500 Sq. ft. (75 ft. x 140 ft.) lot, currently vacant.

TRACT 5: 625 S Monroe Street – 3BD, 1.5 BA, 1,180 sq. ft. home built in 1925 with detached garage on 7,000 sq. ft. (50 ft.x140 ft.) lot, currently vacant.

TRACT 6: 711 S Monroe Street – 3BD, 1.5 BA, 1,150 sq. ft. home built in 1925 with large back yard on 7,000 sq. ft. (50 ft. x 140 ft.) lot, currently vacant.

TRACT 7: 1112 W 8th Avenue – 2BD, 1BA, 580 sq. ft. home built in 1925 with detached garage on a 2,850 sq. ft. corner lot, currently leased month to month.

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to rights of current tenants.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the

brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

AUCTION MANAGER:

BRENT WELLINGS

405.332.5505

SchraderAuction.com

IN COOPERATION WITH

TOM BERRY AUCTIONEER & BROKERS



Berry Auctions

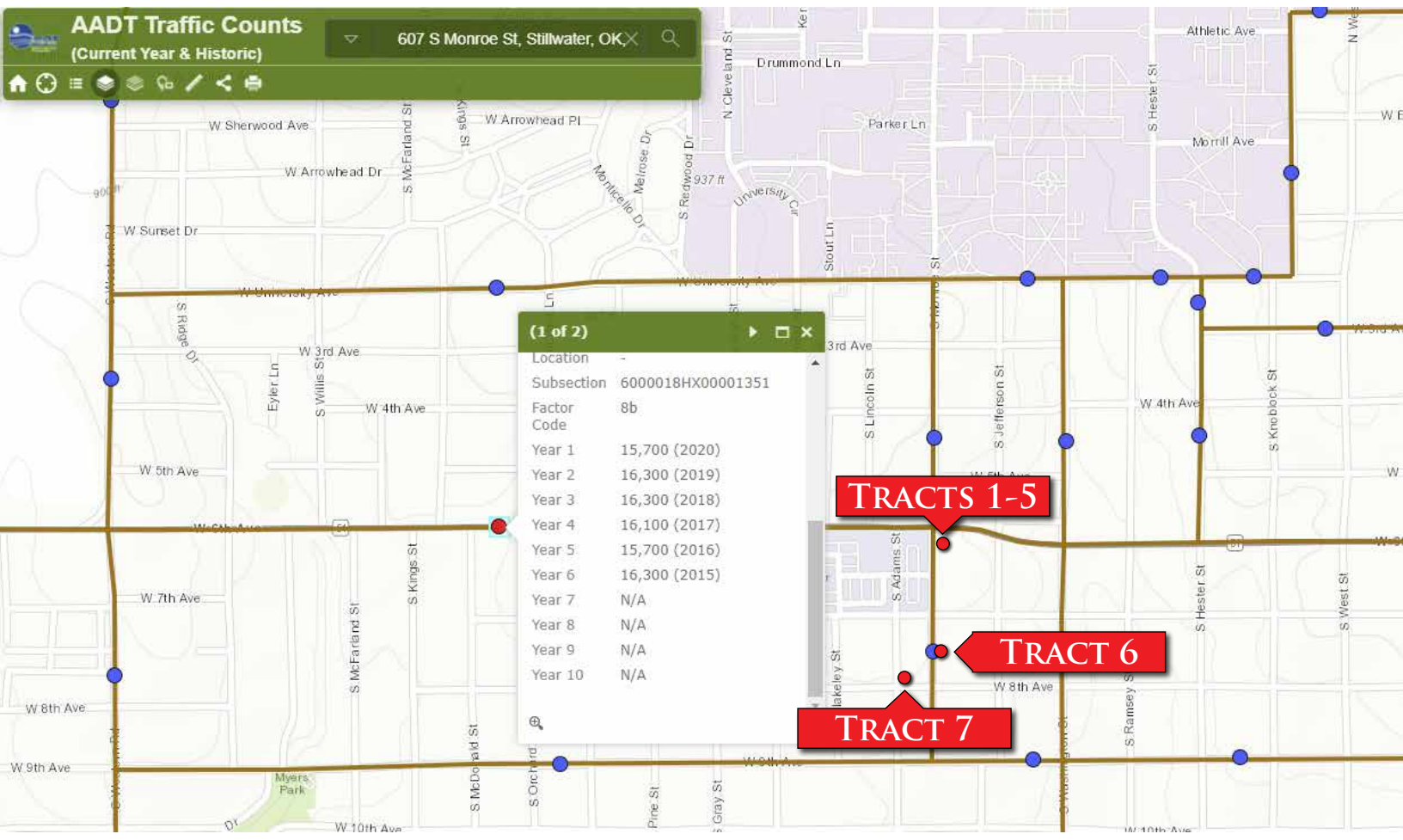
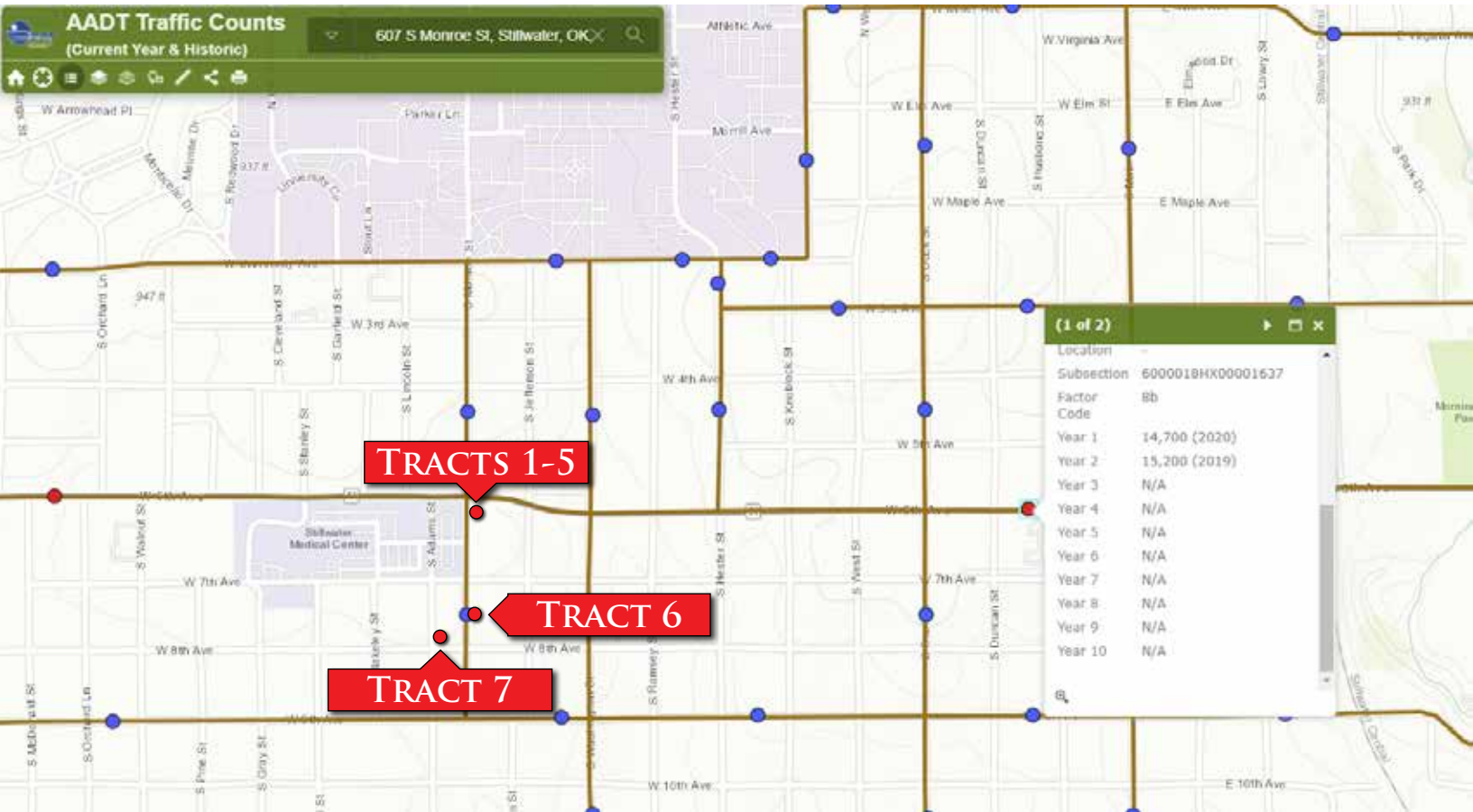
101 N. Main • Stillwater, OK 74075

405-372-2466

Advertisement for Schrader Auctions featuring a logo with a wagon and text: 'THE ORIGINAL MULTI-TRACT AUCTIONS', 'AUCTION MANAGER: BRENT WELLINGS', '405.332.5505', 'SchraderAuction.com', 'IN COOPERATION WITH Berry Auctions', '101 N. Main • Stillwater, OK 74075', '405-372-2466'. It also includes icons for 'TIMED ONLINE ONLY', 'VIRTUAL', and 'LIVE WITH ONLINE'.

TRAFFIC COUNT MAPS

TRAFFIC COUNT MAPS



TAX STATEMENTS

TAX STATEMENTS

TRACT 1

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-006-0032
Location : 607 S MONROE ST STILLWATER
School District : STW Stillwater **Mills : 99.19**
Type of Tax : Real Estate
Tax ID : 16281

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 6 LOTS 32-33

Assessed Valuations	Amount	Tax Values	Amount
Land	3960	Base Tax	1,062.00
Improvements	6751	Penalty	0.00
Net Assessed	10711	Fees	0.00
		Payments	1,062.00
		Total Paid	1,062.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2502	Other	Taxes	1,062.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 2

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-006-0030
Location : 611 S MONROE ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16283

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 6 LOTS 30-31

Assessed Valuations	Amount	Tax Values	Amount
Land	3487	Base Tax	1,027.00
Improvements	6864	Penalty	0.00
Net Assessed	10351	Fees	0.00
		Payments	1,027.00
		Total Paid	1,027.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2503	Other	Taxes	1,027.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 3

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-006-0028
Location : 617 S MONROE ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16284

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 6 LOTS 28-29

Assessed Valuations	Amount	Tax Values	Amount
Land	2739	Base Tax	814.00
Improvements	6470	Penalty	0.00
Exemptions	1000	Fees	0.00
Net Assessed	8209	Payments	814.00
		Total Paid	814.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2504	Other	Taxes	814.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 4

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-006-0025
Location : 621 S MONROE ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16286

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 6 LOTS 25-27

Assessed Valuations	Amount	Tax Values	Amount
Land	5452	Base Tax	1,063.00
Improvements	5260	Penalty	0.00
Net Assessed	10712	Fees	0.00
		Payments	1,063.00
		Total Paid	1,063.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2505	Other	Taxes	1,063.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 5

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-006-0023
Location : 625 S MONROE ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16289

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 6 LOTS 23-24

Assessed Valuations	Amount	Tax Values	Amount
Land	4204	Base Tax	908.00
Improvements	4952	Penalty	0.00
Net Assessed	9156	Fees	0.00
		Payments	908.00
		Total Paid	908.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2506	Other	Taxes	908.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 6

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-005-0020
Location : 711 S MONROE ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16377

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 5 LOTS 20-21

Assessed Valuations	Amount	Tax Values	Amount
Land	3456	Base Tax	943.00
Improvements	6050	Penalty	0.00
Net Assessed	9506	Fees	0.00
		Payments	943.00
		Total Paid	943.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2507	Other	Taxes	943.00	Hejduk Trust (WEB eCheck)

TAX STATEMENTS

TRACT 7

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

HEJDUK, LORELEI TTEE
617 S MONROE ST
STILLWATER OK 74074-4342

Taxroll Information

Tax Year : 2021
Property ID : 19N02E-22-1-SS610-008-0013
Location : 1112 W 8TH AVE STILLWATER
School District : STW Stillwater **Mills : 99.19**
Type of Tax : Real Estate
Tax ID : 16208

Legal Description and Other Information:

SOUTH COLLEGE ADD BLK 8 W-57' LOTS 12-13

Assessed Valuations	Amount	Tax Values	Amount
Land	1432	Base Tax	557.00
Improvements	4182	Penalty	0.00
Net Assessed	5614	Fees	0.00
		Payments	557.00
		Total Paid	557.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/03/2021	2501	Other	Taxes	557.00	Hejduk Trust (WEB eCheck)

PROPERTY PHOTOS

TRACTS 1-5



TRACTS 1 & 2



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACT 5



TRACT 5



TRACT 5



TRACTS 6 & 7



TRACT 6



TRACT 6



TRACT 7





 **SCHRADER**
Real Estate and Auction Company, Inc.

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